

The following reports consisting of 8 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.
9. Prior to final approval of the parcel map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
10. Place standard condominium notes on the final map to the satisfaction of Public Works.
11. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
12. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
13. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
14. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.



**COUNTY OF LOS ANGELES**  
**DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
WWW.DPW.LACOUNTY.GOV

PARCEL MAP NO.: 073804

TENTATIVE MAP DATE: 03/22/16  
EXHIBIT MAP DATE 03/22/16

**HYDROLOGY UNIT CONDITIONS OF APPROVAL, PHONE: (626) 458-4921**

**Prior to Improvement Plans Approval:**

1. Comply with hydrology study, which was approved on 04/19/16 to the satisfaction of the Department of Public Works.

Note: This clearance is only for the tentative map. If a Conditional Use Permit is required by the Department of Regional Planning, a drainage concept may be required prior to clearing the Conditional Use Permit.

Name M.D. Esfandi Date 04/19/16 Phone (626) 458-7130  
DAVID ESFANDI

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**County of Los Angeles Department of Public Works  
Geotechnical and Materials Engineering Division  
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET  
900 S. Fremont Avenue, Alhambra, CA 91803**

<b>Tentative Parcel Map</b>	<u>73804</u>	<b>Tentative Map Dated</b>	<u>3/22/16 (REV.)</u>	<b>Parent Tract</b>	
<b>Grading By Subdivider?</b>	<b>[Y]</b> (Y or N) <u>1,146 yd<sup>3</sup></u>	<b>Location</b>	<u>Malibu</u>	<b>APN</b>	<u>4443-008-021</u>
<b>Geologist</b>	<u>Bay City Geology, Inc.</u>	<b>Subdivider</b>	<u>Tomalevski Trust</u>		
<b>Soils Engineer</b>	<u>Bay City Geology, Inc.</u>	<b>Engineer/Arch.</b>			

**Review of:**

Geologic Report(s) Dated: \_\_\_\_\_

Soils Engineering Report(s) Dated: \_\_\_\_\_

Geotechnical Report(s) Dated: 12/4/15 (Stormwater Infiltration), 5/20/15

References: \_\_\_\_\_

**TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT**
**THE FOLLOWING CONDITIONS MUST BE FULFILLED:**

- S1. At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.
- S2. At the grading plan stage, provide a geotechnical report that at minimum, specifically addresses the grading plans, provides specific recommendations for proposed retaining walls shown on the grading plans, all temporary conditions, construction sequencing, and foundation details. Geotechnical review of building plans for retaining structures will be required at the grading plan stage.
- S3. At the grading plan review stage, provide information, analyses, and/or recommendations for the following:
- Cross-Sections.* Provide additional cross sections that are oriented both parallel and perpendicular to the cross section provided in the soils report.
  - Slope stability analyses.* Provide static, seismic, and temporary stability analyses for slopes based on a 40-scale. Indicate the various shear strength parameters used in the analyses, in the appropriate segments of each failure plane. Show locations of the cross sections used in slope stability analyses on the geotechnical map. Recommend mitigation if factors of safety are below County minimum standards.
  - Foundations plans and details.* All foundations and details relating to retaining structures and proposed buildings must be accurately shown on the grading plans.
  - De-watering details and/or notes.* Provide de-watering details and/or notes on the grading plans.
  - Chemical Test Results.* Provide chemical testing of on-site soils.
- S4. At the grading plan stage, additional comments may arise based on the submitted grading plans and the geotechnical report submitted for grading plan construction.

NOTE: Provide a copy of this review sheet with your resubmittal.

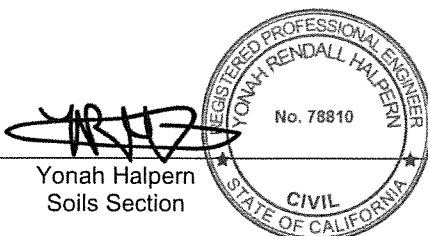
**NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:**

PER THE SOILS ENGINEER

A. ON-SITE STORMWATER INFILTRATION IS NOT FEASIBLE FOR LID COMPLIANCE.

B. ON-SITE SOILS HAVE MEDIUM EXPANSION POTENTIAL.

Prepared by



Geir Mathisen  
Geology Section

Date 4/6/16Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>

**NOTICE:** Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

TENTATIVE MAP DATED 03-20-2016  
EXHIBIT MAP DATED 03-20-2016

1. Approval of this map pertaining to grading is recommended.

**The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:**

**REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:**

2. Provide approval of:
  - a. The latest hydrology study by the Storm Drain and Hydrology Section of Land Development Division.
  - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
  - c. Permits and/or letters of non-jurisdiction from all State and Federal Agencies. These agencies may include, but may not be limited to the California Coastal Commission.

**REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:**

3. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (fill in whichever is applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.



Name Nazem Said Date 3/28/2016 Phone (626) 458-4921

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COUNTY OF LOS ANGELES  
CITY ENGINEER/SUPERINTENDANT OF STREETS  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – ROAD  
PARCEL MAP NO. 073804Rev

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TENTATIVE MAP DATED 03-22-2016  
EXHIBIT MAP DATED 03-22-2016

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Repair any damaged curb, gutter, and sidewalk along the property frontage on Coastline Drive to the satisfaction of Public Works.
2. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.
3. Install postal delivery receptacles in groups to serve two or more residential units.



Prepared by Sam Richards  
pm073804r-rev2.doc


Phone (626) 458-4921

Date 04-15-2016

TENTATIVE MAP DATED 03-22-2016  
EXHIBIT MAP DATED 03-22-2016

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install separate house laterals to serve each building in the land division. Installation and dedication of main line sewers may be necessary to meet the minimum 2 percent grade for the house laterals.
2. A sewer area study for the proposed subdivision (PC12279AS, dated 04-20-2016) was reviewed and approved. A Will Serve letter from the County Sanitation District and City of Los Angeles indicating adequate capacity exists in the trunk line and treatment plant respectively was obtained prior to approval of the sewer area study. No additional mitigation measures are required. The sewer area study shall be invalidated should there be an increase in the total number of dwelling units, an increase in the density, dwelling units occur on previously identified building restricted lots, a change in the proposed sewer alignment, an increase in the tributary sewershed, a change in the sewer connection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years from the date of sewer area study approval. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.

  
Prepared by Imelda Ng  
pm73804s-rev2(rev'd 04-21-16).doc

Phone (626) 458-4921

Date 04-21-2016

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all units in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. The applicant shall comply with the requirements as stipulated by the attached Will Serve letter dated 10/28/2015 from the Los Angeles County Water Works District No. 29 to the satisfaction of Public Works. The Will Serve letter will expire on 10/28/2016, it shall be sole responsibility of the applicant to renew the aforementioned Will Serve letter upon expiration and abide by all requirements of the water purveyor.
3. Submit landscape and irrigation plans for each common area in the land division, with landscape area greater than 1000 square feet, in accordance with the Water Efficient Landscape Ordinance.